



NOTICE OF APPLICATION AND PROPOSED DETERMINATION OF
NON-SIGNIFICANCE-MITIGATED (DNS-M)

A Master Application has been filed and accepted with the Department of Community & Economic Development (CED) – Planning Division of the City of Renton. The following briefly describes the application and the necessary Public Approvals.

DATE OF NOTICE OF APPLICATION: July 24, 2015

LAND USE NUMBER: LUA15-000558, ECF, SHPL-A

PROJECT NAME: Sidhu Short Plat

PROJECT DESCRIPTION: The applicant is requesting approval of a 3-lot short plat and a street modification for the future development of two (2) new single-family homes. The project site consists of two (2) existing parcels that total 28,500 square feet (0.65 acres). The existing lots are located at the SW corner of Lake Ave S and S 19th St (APN's 7222000511 and 7222000512) within the Residential-6 dwelling units per acre (R-6) zone. The project would retain the existing 1,930 SF residential structure at 223 S 19th Street. The proposed new lots would range in size from 8,886 SF to 10,467 SF in area with an average lot size of 9,500 SF. The residential density would be 5.15 dwelling units per net acre. Access to the three new parcels would be via individual driveway approaches from S 19th Street. Half-street frontage improvements will be completed along S 19th Street. The site includes 3,120 SF of steep slope area. There are 21 trees on-site and the applicant is proposing to retain 17 trees. The site topography is relatively level within the developed area of the existing residence and descends from the existing residence to the west and south. There are two areas on the site where the slopes exceed 40%. The proposed drainage system would connect to impervious surfaces to infiltration facilities (dry wells) with overflow to the tightline system that conveys flow to the downhill wetland. The applicant has submitted an Arborist Report, Geotechnical Engineering Study, and a Preliminary Technical Information Report with the application.

PROJECT LOCATION: 223 S 19th St (APN's 7 222000511 and 7222000512)

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE, MITIGATED (DNS-M): As the Lead Agency, the City of Renton has determined that significant environmental impacts are unlikely to result from the proposed project. Therefore, as permitted under the RCW 43.21C.110, the City of Renton is using the Optional DNS-M process to give notice that a DNS-M is likely to be issued. Comment periods for the project and the proposed DNS-M are integrated into a single comment period. There will be no comment period following the issuance of the Threshold Determination of Non-Significance-Mitigated (DNS-M). This may be the only opportunity to comment on the environmental impacts of the proposal. A 14-day appeal period will follow the issuance of the DNS-M.

PERMIT APPLICATION DATE: July 20, 2015

NOTICE OF COMPLETE APPLICATION: July 24, 2015

PROJECT CONTACT PERSON: Mark Plog / Plog Consulting / 5628 Airport Way S #144 / Seattle, WA 98108 / 206-420-7130 / mxp@plogconsulting.com

Permits/Review Requested: Environmental (SEPA) Review, Short Plat

Other Permits which may be required: Building and Construction Permits

Requested Studies: Arborist, Drainage and Geotechnical Reports

If you would like to be made a party of record to receive further information on this proposed project, complete this form and return to: City of Renton, CED – Planning Division, 1055 So. Grady Way, Renton, WA 98057.

Name/File No.: Sidhu Short Plat/LUA15-000558, ECF, SHPL-A

NAME: _____

MAILING ADDRESS: _____ CITY/STATE/ZIP: _____

TELEPHONE NO.: _____

Location where application may be reviewed:	Department of Community & Economic Development (CED) – Planning Division, Sixth Floor Renton City Hall, 1055 South Grady Way, Renton, WA 98057
CONSISTENCY OVERVIEW: Zoning/Land Use:	The subject site is designated Residential Medium Density (MD) on the City of Renton Comprehensive Land Use Map and Residential-6 (R-6) on the City’s Zoning Map.
Environmental Documents that Evaluate the Proposed Project:	Environmental (SEPA) Checklist
Development Regulations Used For Project Mitigation:	The project will be subject to the City’s SEPA ordinance, RMC 4-2-110A; 4-4-030; 4-4-060; 4-6-070; 4-6-030; 4-6-060; 4-7-070; 4-7-170; and other applicable codes and regulations as appropriate.
Proposed Mitigation Measures:	<p>The following Mitigation Measures will likely be imposed on the proposed project. These recommended Mitigation Measures address project impacts not covered by existing codes and regulations as cited above.</p> <ul style="list-style-type: none"> The applicant shall comply with the recommendations included in the Geotechnical Engineering Study, prepared by Earth Solutions NW, LLC dated November 7, 2014 or an updated report submitted at a later date.

Comments on the above application must be submitted in writing to Clark H. Close, Associate Planner, CED – Planning Division, 1055 South Grady Way, Renton, WA 98057, by 5:00 PM on August 7, 2015. If you have questions about this proposal, or wish to be made a party of record and receive additional notification by mail, contact the Project Manager. Anyone who submits written comments will automatically become a party of record and will be notified of any decision on this project. A copy of the subsequent threshold determination is available upon request.

CONTACT PERSON: Clark H. Close, Associate Planner; Tel: (425) 430-7289; Email: cclose@rentonwa.gov

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION

